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PART IV-B

Rules and Orders (Other than those published in Parts I, I-A, and I-L) made by the Government of Gujarat under the Gujarat Acts

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar, 1st August, 2025

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No. GH/V/279 of 2025/UDUHD/TPS/e-File/18/2024/1943/L: WHEREAS, under Government Notification, Urban Development and Urban Housing Department No.GH/V/18 of 2021/TPS-112020-3841-L, dated 09.03.2021 the Government of Gujarat, in exercise of the powers conferred by section 48(2) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") sanctioned the Draft Town Planning Scheme No. 25 (Khokhara-Mahemadavad) (3rd Varied) (hereinafter referred to as "the said Draft Scheme") submitted by the Ahmedabad Municipal Corporation (hereinafter referred to as "the said Authority");

AND WHEREAS, in exercise of the powers conferred by section 50 of the said Act, the Government of Gujarat appointed the Town Planning Officer for finalizing the said Draft Scheme;

AND WHEREAS, the Town Planning Officer has submitted, to the Government of Gujarat, the Preliminary Town Planning Scheme No. 25 (Khokhara-Mahemadavad) (3rd Varied) (hereinafter referred to as "the said Preliminary Scheme") as required under section 52(2) and section 64 of the said Act;

NOW THEREFORE, in exercise of the powers conferred by section-65 of the said Act, the Government of Gujarat hereby: -

(a) Sanction the said Preliminary Scheme with modifications enumerated in schedule appended hereto;

(b) State that the said preliminary scheme shall be kept open for the inspection of the public, at the office of the said Authority, during office hours on working days;

(c) Fix the date of this notification as the date for the purpose of clause (b) of sub-section (2) of the section 65.

SCHEDULE

1. The condition "જમીન માલિકો દ્વારા જયારે રીડેવલપમેન્ટ કરવામાં આવે ત્યારે અન્ય ખુલ્લી જમીનના કપાતના ધોરણ મુજબ મુળખંડના ક્ષેત્રફળમાં ૪૦% મુજબ કપાત થતી જમીન સત્તામંડળને આપવાની રહેશે." is deleted in Case No. 17 and 32 in remarks column of redistribution statement.

2. The condition "જમીન માલિકો દ્વારા જયારે રીડેવલપમેન્ટ કરવામાં આવે ત્યારે અન્ય ખુલ્લી જમીનના કપાતના ધોરણ મુજબ મુળખંડના ક્ષેત્રફળમાં ૪૦% મુજબ કપાત થતી જમીન સત્તામંડળને આપવાની રહેશે." is replaced with the condition "સદર મૂળખંડની સામે ફાળવેલ અંતિમખંડ/બિલ્ડીંગ યુનિટમાં રીડેવલોપમેન્ટ કરવામાં આવે ત્યારે યોજનામાં અપનાવેલ અન્ય ખુલ્લી જમીનના કપાતના ધોરણ મુજબ કપાત કરી, કપાત થતી જમીન સત્તામંડળને સુપ્રત કરવાની રહેશે. (નોંધ: હયાત બાંધકામના સુધારા/વધારામાં આ શરત લાગુ પડશે નહી.)" in Case No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 24, 25+26, 27, 28, 29, 30, 31, 33, 34, 35, 36+37+38+39, 40, 41, 42, 43, 44, 45, 46, 47, 48 and 49 in remarks column of redistribution statement.

3. The words and figures mentioned under the heading "વિકાસ નિયંત્રણ અંગેના નિયમો" on page no. 33 and 141 of the Scheme Book is deleted and is replaced by words and figures "સરકારશ્રીના તા.૧૨.૧૦.૨૦૧૭ ના જાહેરનામા ક્રમાંક: જીએચ/વી/૨૬૯ ઓફ ૨૦૧૭/ઇડીબી-૧૦૨૦૧૬-૩૬૨૯-લ થી મંજૂર/અમલી કરાયેલ સંકલિત સામાન્ય વિકાસ નિયંત્રણ વિનિયમો-૨૦૧૭ તેમજ વખતો વખત તેમાં જે સુધારા સૂચવાય તે સદરહુ યોજનામાં વિકાસ માટે લાગુ પડશે."

4. The condition "જમીનમાલિકોનાં અંતિમખંડના હક્ક-હિસ્સા તેમની મુળખંડની જમીનમાંનાં હક્ક-હિસ્સાનાં પ્રમાણમાં રહેશે." is deleted in Case No. 7 and 17, in remarks column of redistribution statement.

5. The words "ખોજે: ખોખરા" mentioned in Column No.2 of redistribution statement on page no. 55 to 121 of the Scheme Book is deleted.

6. The area, boundary, location and purpose of the Final Plot No. 1031 (રમત ગમતનું મેદાન) admeasuring 2164 sq.mtr., is modified as the Final Plot No. 1031 (રમત ગમતનું મેદાન) admeasuring 1082 sq.mtr. and Final Plot No. 1042 (અર્બન ફોરેસ્ટ) admeasuring 1082 sq.mtr., as shown in the accompanying plan and the redistribution statement.

7. The width of T.P.road earmarked as A-B is to be shown as 7.5 mtr. wide, as shown in the accompanying plan.

8. The area and boundary of the Final Plot No. 984 admeasuring 8433 sq.mtr., Final Plot No. 989 admeasuring 6022 sq.mtr., and Final Plot No. 990 admeasuring 5434 sq.mtr., are modified as the Final Plot No. 984 admeasuring 8382 sq.mtr., Final Plot No. 989 admeasuring 6079 sq.mtr., and Final Plot No. 990 admeasuring 5469 sq.mtr.as shown in the accompanying plan and the redistribution statement.

9. The 9.0 mtr., 12.0 mtr. and 18.0 mtr. wide Reserve Road Line (RRL) shown in blue color in the accompanying plan, shall be implemented at the time of redevelopment of the respective abutting Final Plots.

10. The condition "The area under Reserve Road Line shall be considered as an aggregate deduction at the time of redevelopment." is added in Case No. Case No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24, 27, 28, 29, 30, 31, 33, 48 and 49 in remarks column of redistribution statement.

Preliminary Scheme document, maps, redistribution statement shall be modified according to above.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,

Officer on Special Duty & Ex-Officio
Joint Secretary to Government.

Signature Not Verified
Signed by:BHOLUSINGH G THAKUR
Date: 2025.08.04 20:57:17 +05:30
Reason: Validate Document
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